

AMENDED IN ASSEMBLY JUNE 12, 2014

Senate Joint Resolution

No. 19

Introduced by Senator Correa
(Coauthor: Assembly Member Dababneh)

March 10, 2014

Senate Joint Resolution No. 19—Relative to high-cost loan limits.

LEGISLATIVE COUNSEL'S DIGEST

SJR 19, as amended, Correa. High-cost loan limits.

This measure would express the Legislature's opposition to reduction of the current national and high-cost conforming loan limits for Fannie Mae and Freddie Mac by the Federal Housing Finance Agency (FHFA) and would urge the FHFA ~~not to implement~~ *continue to resist implementation of any such* reductions. This measure also would urge the President and Congress of the United States to join California in opposing any reduction of the national and high-cost conforming loan limits.

Fiscal committee: no.

- 1 WHEREAS, Since 1980, Congress has provided in statute for
- 2 "high-cost" conforming loan limits so residents in states where
- 3 the cost of housing is higher than the national average may still
- 4 gain access to safe and affordable mortgages; and
- 5 WHEREAS, In 2006, the California Legislature passed a joint
- 6 resolution that ~~memorializes~~ *memorialized* the President and
- 7 Congress of the United States to recognize California ~~is as a~~
- 8 high-cost area for purposes of purchasing a home and ~~should to~~
- 9 be considered the same status as other high-cost areas; and

1 WHEREAS, In 2008, the California Legislature passed a joint
2 resolution to memorialize *that memorialized* its opposition to any
3 reduction in high-cost loan limits in California; and

4 WHEREAS, In 2008, the Economic Stimulus Act of 2008
5 created a temporary increase in mortgage loan limits and allowed
6 for areas in California to be recognized as high-cost, ~~and cost~~; and

7 WHEREAS, In July 2008, Congress passed the Housing and
8 Economic Recovery Act of 2008, which established the current
9 law and formula for determining loan limits, set the high-cost loan
10 limit formula, made permanent in statute language that allows for
11 areas in California to be recognized as high cost, and contained
12 language prohibiting the reduction of conforming loan limits; and

13 WHEREAS, In September 2008, Fannie Mae and Freddie Mac
14 were placed under conservatorship of the Federal Housing Finance
15 Agency (FHFA); and

16 WHEREAS, In January 2012, following the expiration of the
17 Economic Stimulus Act of 2008, Fannie Mae and Freddie Mac
18 high-cost loan limits were reduced from \$729,750 back to the 2006
19 value of \$625,500; and

20 WHEREAS, In December 2013, the FHFA issued a request for
21 comments on a proposal to lower the conforming loan limits for
22 Fannie Mae and Freddie Mac by an additional \$25,000 in select
23 high-cost areas including California; and

24 WHEREAS, *In May 2014, the Director of the FHFA announced*
25 *that the FHFA “will not use its authority as conservator to reduce*
26 *the loan limits”*; and

27 WHEREAS, *The FHFA is not bound to follow a policy on loan*
28 *limits that protects California homebuyers in the future*; and

29 WHEREAS, California has over 25 million residents that ~~will~~
30 *would* be adversely affected by the proposed regular and high-cost
31 loan limit reductions; and

32 WHEREAS, ~~Nine~~ *Eleven* counties in California have a median
33 home price above the proposed reduced cap on high-cost loan
34 limits; and

35 WHEREAS, FHFA data indicates that over 36,000 loans
36 originated in California could be adversely affected by the proposed
37 loan limit reduction; and

38 WHEREAS, California housing markets are only beginning to
39 recover from a sustained negative market, and continue to lag

1 behind the pace of recovery being experienced by the rest of the
2 nation; and

3 WHEREAS, Current high-cost loan limits allow California home
4 buyers the same access to safe and affordable mortgage capital as
5 home buyers in states with lower home prices; and

6 WHEREAS, The adverse effect of lowering the loan limits ~~will~~
7 *would* have a negative impact on California home buyers that ~~will~~
8 *would* ripple through the housing market and the larger economy;
9 now, therefore, be it

10 *Resolved by the Senate and the Assembly of the State of*
11 *California, jointly*, That the Legislature opposes any reduction of
12 the current national and high-cost conforming loan limits for Fannie
13 Mae and Freddie Mac by the FHFA, and urges the FHFA ~~not~~ to
14 *continue to resist implementation of* ~~implement~~ any *such* reductions;
15 and be it further

16 *Resolved*, That the Legislature urges the President and Congress
17 of the United States to join California in opposing any reduction
18 of the national and high-cost conforming loan limits; and be it
19 further

20 *Resolved*, That the Secretary of the Senate transmit copies of
21 this resolution to the President and Vice President of the United
22 States, to the Speaker of the House of Representatives, to the
23 Majority Leader of the Senate, to each Senator and Representative
24 from California in the Congress of the United States, to the
25 Secretary of the Treasury, and to the Director of the Federal
26 Housing Finance Agency.